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Prunus at Kellogg College

ARBORICULTURAL IMPACT ASSESSMENT

Site:	Kellogg College	Document Ref:	09-KCKE-RPT-AIA
Postcode:	OX2 6PN	Revision No	1
Client:	University of Oxford	Date:	10 th November 2023
		Report Status:	For Planning
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KELLOGG COLLEGE KITCHEN EXTENSION PROJECT

On behalf of The University of Oxford

Proposal: New kitchen extension and cycle store

1. I have been instructed by the University of Oxford to undertake an arboricultural assessment of trees in proximity to the existing kitchen unit at the southern end of Kellogg College on the Banbury Road in Oxford.
2. The purpose of the assessment has been to inform the design process for a proposed new extension to the kitchen and to provide guidance on how any trees on site that could be impacted by the proposal are protected from harm through the construction phase, and post development once the kitchen is operational.
3. I carried out a tree survey on 14th September 2023. Two trees were recorded as part of the survey, a snake bark maple (*Acer davidii*) and a holly (*Ilex aquifolium*). The maple (T1) is in the open space to the south of the kitchen while the holly (T2) is located on the north west corner of the neighbouring property, but at the access point to the open space. The locations of the trees have been plotted on a Tree Constraints Plan (TCP) which has been based upon a topographic survey undertaken by MK Surveys in September 2023 (reference 33032 Topo). The TCP has been submitted with the report, but an extract is presented in Plate 1 below.



Plate 1: Extract from TCP with plotted trees & constraints

4. Kellogg College is located within the North Oxford Victorian Suburb conservation area, and all trees within the conservation area are protected by virtue of Section 211 of the Town and

Country Planning Act 1990 (as amended by the Town and Country Planning (Tree Preservation) (England) Regulations 2012). This requires that a written notice of intent to submitted to the local planning authority details any works (including removals) to protected trees. One form of written notice can be as part of a planning application.

- The proposed development is for an extension to the existing kitchen at the College, and the installation of a new cycle storage unit. This will require the removal of both of the recorded trees.

T1 will be removed as the extension encroaches into the canopy space of the tree as well as the root protection area. The new extension will also significantly reduce the open space where the tree is growing (see Plate 2 & Plate 3), limiting the long term potential of the tree and its contribution to the setting of the site. The loss of this tree will be compensated for by the planting of a new tree within the college grounds. The location of the replacement specimen will be in the front lawn to the north of the College where it can be seen from the Banbury Road (see Plate 4). The replacement tree will be a Scots Pine (*Pinus sylvestris*).

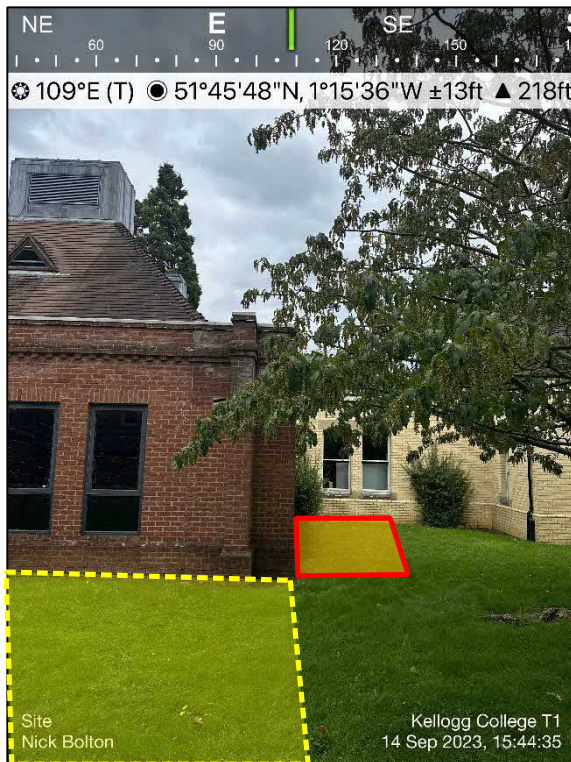


Plate 2: Yellow dashed line & square is indicative location of the new kitchen extension and red square is the location of the new cycle store

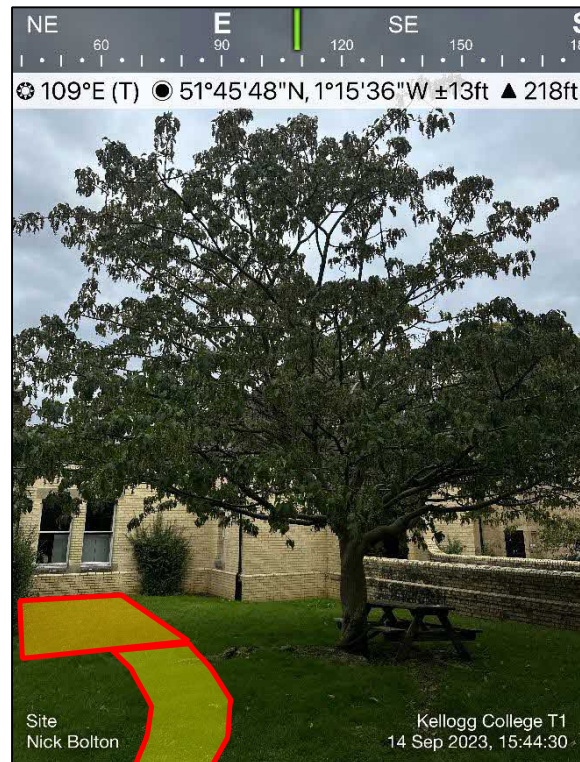


Plate 3: Indicative location of new cycle store and footpath



Plate 4: Location of T1 (red arrow) and proposed location for replacement Scots Pine (yellow arrow)

T2 will be removed as it is a poor-quality tree that has a remaining useful contribution of less than 10 years, and its removal is recommended irrespective of any development (see Plate 5). However, it is also growing at the main access route to the new extension and therefore its removal facilitates the development scheme (see Plate 6). As such its loss is assessed to be as a consequence of development and a replacement tree will be planted to compensate for the loss. The replacement will be another Holly and it will be planted close to the location of the existing tree. An indicative location has been marked on the tree retentions and removals plan.

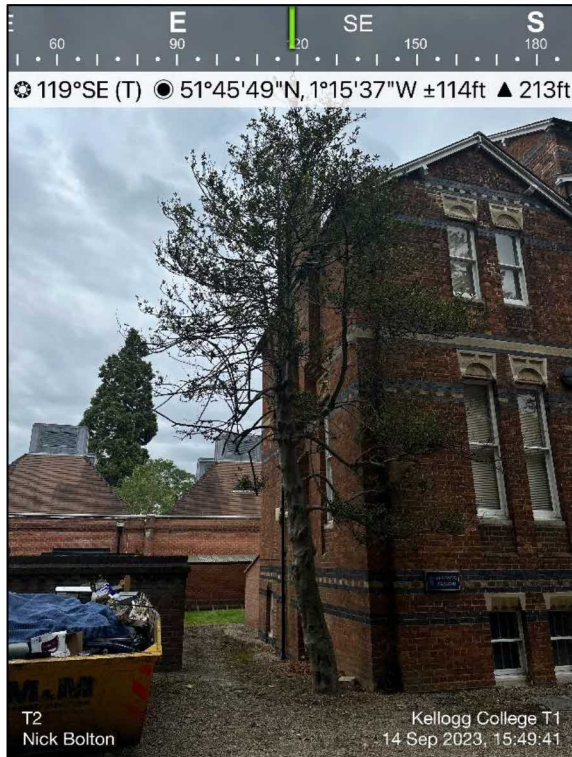


Plate 5: Holly is in poor condition and its removal is recommended irrespective of any development

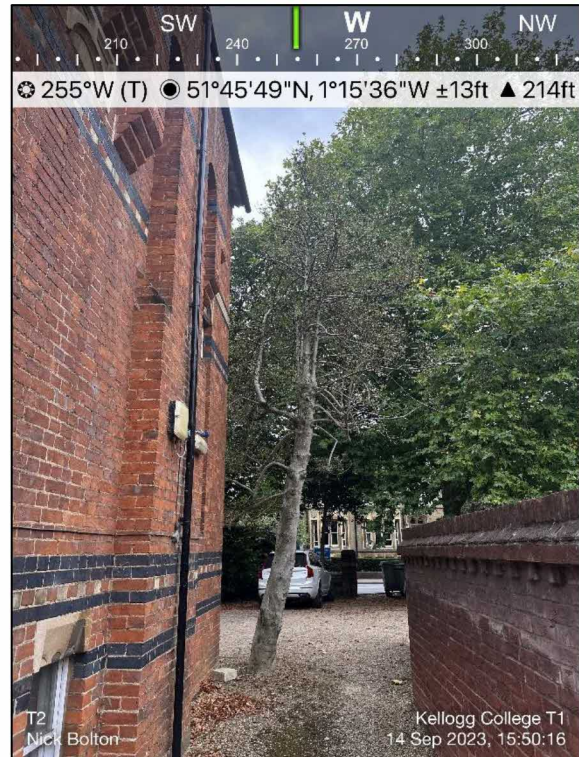
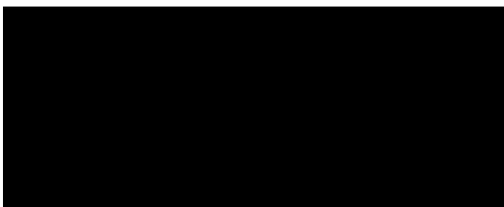


Plate 6: The location of the holly restricts access to the site

6. Oxford City Council has adopted a local plan with specific requirements in relation to planning policy for development schemes. Policy G7 of the local plan states that tree removal will not be acceptable unless it can be demonstrated that retention is not feasible, and where loss cannot be avoided, replacement trees must be planted in compensation for the losses. The reasons for removal have been provided above and the compensation measures have also been detailed. As such this scheme is considered to be compliant with local planning policy.
7. Section 211 of the Town and Country Planning Act 1990 requires that written notice is provided of the intention to undertake works to trees in a conservation area. This report fulfils that requirement. Should planning consent be granted, the removal of the trees will be considered to be accepted and there will be no restrictions on the removals. It is anticipated that the requirement for the planting of replacement trees can be secured by Oxford City Council through the use of planning conditions.



Nicholas Bolton BA Hons BSc Hons MArborA MICFor RCarborA

13th November 2023

The following documents should be reviewed in conjunction with this summary report:

Tree Schedule (09-KCKE-INF-SCH-01)

Tree Retentions & Removals Plan (09-KCKE-DRW-TRRP-01)

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